

**24-26 George Street, Bowraville, NSW 2449**

**nvproperty**

**Sold House**

Tuesday, 12 March 2024

24-26 George Street, Bowraville, NSW 2449

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2023 m2**

**Type: House**



David Winton  
0439408835



Lyndal Butler  
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**\$485,000**

This generous 2023sqm lot boasts dual street frontage plus rear lane access. Consider the possibilities, with council approval, of subdivision, dual occupancy or unit/townhouse developments. An older 2 bedroom timber weatherboard home sits to one side of the allotment and offers high ceilings and hardwood floors. It is quite livable, however also offers the potential to renovate. Perhaps owner occupy or lease out the home while developing the balance of the land. Or, for those with a green thumb, move in and enjoy the oversized yard. Add to the existing veggie gardens and benefit from the current vendor's extensive array of dahlias. FEATURES: \* 2023sqm allotment \* Zoned RU5 - Village with a 450sqm minimum lot size \* Frontage to George St & William St, as well as Busted Lane \* The older home sits to the side of the parcel which may allow for a 2 - 4 lot subdivision (with council approval) \* Approx. 300m from Bowraville Main Street, Ex Services Club and the Nambucca River, and only 400m to the Bowraville Central School For further information regarding this property or to arrange an inspection please contact NAMBUCCA VALLEY PROPERTY (02) 6568 3096 All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research.